

CALL TO ORDER

- I. Mayor Taylor called the September 07, 2006, regular Plan Commission meeting to order at 7:03 PM in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Torres, Ritter & Bennett. Commissioner Haley arrived at 7:05 PM. Commissioner Hanneman was excused. Also present were Planning Manager Dietl, City Development Secretary Wilson & City Attorney Wesolowski.

MINUTES

Regular meeting of August 17, 2006

II.

- A. Commissioner Ritter moved and Alderman Skoworonski seconded to approve the minutes of the August 17, 2006 regular Plan Commission meeting. Upon voice vote, all others voted 'aye.' Motion carried.

Public Hearings & Business Items

III.

James Fiene (Open Pantry Food Marts of Wisconsin)

1. A **Special Use Amendment** to make changes to the exterior of an existing building and minor changes to the existing site. PUBLIC HEARING

- A. City Development Secretary Wilson read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:15 PM. Applicant presented the proposal. No one else coming forward the Public Hearing was closed at 7:15 PM.

1. Alderman Skoworonski moved and Commissioner Torres seconded to recommend approval of an amendment to Resolution 1971-0504, imposing conditions and restrictions for the approval of a Special Use for property located at approximately 7610 West Rawson Avenue. Upon voice vote, all voted 'aye.' Motion carried.

Milwaukee County Department of Parks, Recreation and Culture (Oak Leaf Trail Extension Phase III)

1. A **Site Plan Amendment** for an extension of the Oak Leaf Trail northward from the existing parking lot on South 68th Street.
2. A **Natural Resource Special Exception** to allow filling of a wetland and wetland buffer, and associated mitigation, for the extension of the Oak Leaf Trail. PUBLIC HEARING.

- B. City Development Secretary Wilson read the Public Hearing Notice into the record. Commissioner Haley noted he was an employee of the Milwaukee County Department of Parks, Recreation and Culture, but upon advice of the City Attorney there was no conflict. The Public Hearing was called to order at 7:50 PM. Applicant presented the proposal. Alderman Solomon, Alderman Sohns and several citizens spoke to the issue. No one else coming forward the Public Hearing was closed at 8:05 PM.

1. Commissioner Ritter moved and Commissioner Torres seconded to approve an amendment to a Site Plan for Milwaukee County Department of Parks, Recreation and Culture Root River Bike Trail (Oak Leaf Trail Extension Phase III), subject to the required approval of the Natural Resource Special Exception. Upon voice vote, all voted 'aye.' Motion carried.
2. Alderman Skoworonski moved and Commissioner Bennett seconded to recommend approval to the Common Council of a Natural Resource Special Exception from Section 15-4.0101 of the Unified Development Ordinance to allow the encroachment of natural resources to an extension of the existing Root River Bike Trail (Oak Leaf Trail Extension Phase III). Upon voice vote, all voted 'aye.' Motion carried.

Edward Person

1. An **Area Exception** to exceed the 20% maximum lot coverage by 307 square feet. PUBLIC HEARING

- C. City Development Secretary Wilson read the Public Hearing Notice into the record. The Public Hearing was called to order at 8:25 PM. Applicant presented the proposal. Several citizens spoke to the issue. No one else coming forward the Public Hearing was closed at 8:45 PM.

1. Commissioner Bennett moved and Commissioner Torres seconded to recommend approval to the Board of Zoning and Building Appeals a Special Exception from Section 15-3.0206 of the Unified Development Ordinance to increase the 20% maximum lot coverage by 307 square feet, to 3,155 square feet. Upon roll call vote, Alderman Skoworonski and Commissioners Torres, Bennett & Haley 'aye.' Commissioner Ritter voted 'no.' Motion carried.

MSI General Corporation (Central Aquatics)

1. A **Site Plan Amendment** to make minor changes to the exterior of an existing building and to the existing site.

D.

1. Alderman Skoworonski moved and Commissioner Torres seconded to approve a **Site Plan** amendment for 9675 South 60th Street (Central Aquatics), date-stamped August 11, 2006, subject to minor technical corrections to be submitted to and approved by City Development staff. Upon voice vote, all voted 'aye.' Motion carried.

**Carleton Creek Development, LLC
(Carleton Creek Condominiums) (50 units)**

1. An ordinance to **amend the Unified Development Ordinance** (Zoning Map) to rezone a certain parcel of land from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District.
2. A **Certified Survey Map** to create right-of-way for a proposed public street and to create two lots.
3. A **Special Use** to allow a condominium development which consists of a total of 50 condominiums in 11 buildings.
4. An **Area Exception** to allow for a reduction of 6 feet from the required 30 foot setback to a 24 foot setback for the front yard setback to the proposed South Carleton Creek Drive and West Cortez Road, and likewise a reduction of 6 feet from the required 30 foot setback to a 24 foot setback for the rear yard setback to the Menard's property to the North.
5. A **Condominium Plat** which contains 50 condominium units.

Michael & Barbara Hannagan

1. A **Special Use Extension** for a building addition.

**Announcement: Next Meeting
scheduled for Thursday, September
21, 2006**

Adjournment

- E. Representatives of the Applicant presented a revised site plan showing 44 units in 13 buildings and other changes from the site plan reviewed by the Plan Commission at the August 3, 2006, meeting. A letter from area residents in support of the project was read into the record.
 1. Alderman Skoworonski moved and Commissioner Torres seconded to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District. Upon voice vote, all voted 'aye.' Motion carried. With no objection, it is noted the motion was approved unanimously.
 2. Commissioner Bennett moved and Commissioner Torres seconded to recommend approval of a resolution conditionally approving a Certified Survey Map in the Southwest and Southeast 1/4 of Section 5, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Approximately 6737 South Lovers Lane Road) (Carleton Creek Development, LLC), subject to minor technical corrections, approval of a Subdivision Development Agreement and a Letter of Credit prior to recording. Upon voice vote, all voted 'aye.' Motion carried.
 3. Commissioner Bennett moved and Commissioner Haley seconded to recommend approval of a resolution imposing conditions and restrictions for approval of a special use in conformity with the revised plans and site plan presented September 7, 2006, for property located at approximately 6737 South Lovers Lane Road (Carleton Creek Development, LLC), with a maximum number of units at 44, in no more than 13 buildings. Upon voice vote, all voted 'aye.' Motion carried.
 4. Alderman Skoworonski moved and Commissioner Haley seconded to recommend approval to the Board of Zoning and Building Appeals of an Area Exception to allow for a reduction of 6 feet from the required 30 foot setback to a 24 foot setback for the front yard setback to the proposed South Carleton Creek Drive and West Cortez Road, and likewise a reduction of 6 feet from the required 30 foot setback to a 24 foot setback for the rear yard setback to the Menard's property to the North. Upon voice vote, all voted 'aye.' Motion carried.
 5. Alderman Skoworonski moved and Commissioner Torres seconded to recommend approval of a resolution conditionally approving a Condominium Plat for Carleton Creek Condominium (approximately 6737 South Lovers Lane Road) (Carleton Creek Development, LLC, Applicant), with a maximum number of units at 44, in no more than 13 buildings, subject to minor technical corrections to be submitted to and approve by City Development staff. Upon voice vote, all voted 'aye.' Motion carried.
- F.
 1. Alderman Skoworonski moved and Commissioner Torres seconded to recommend approval of resolution granting an extension of time to December 20, 2006, to get occupancy for a special use for a single-family residence use with a sun room addition granted under resolution no. 2005-5927 (9705 South 76th Street). Upon voice vote, all voted 'aye.' Motion carried.
- G. It was noted that a Special Plan Commission meeting will be held on September 14, 2006, at 7:00 PM. No action needed; none taken.
- IV. Commissioner Ritter moved and Commissioner Haley seconded to adjourn the Thursday, September 07, 2006, regular meeting of the Plan Commission, at 8:58 PM. Upon voice vote, all voted 'aye.' Motion carried. The meeting was adjourned.